

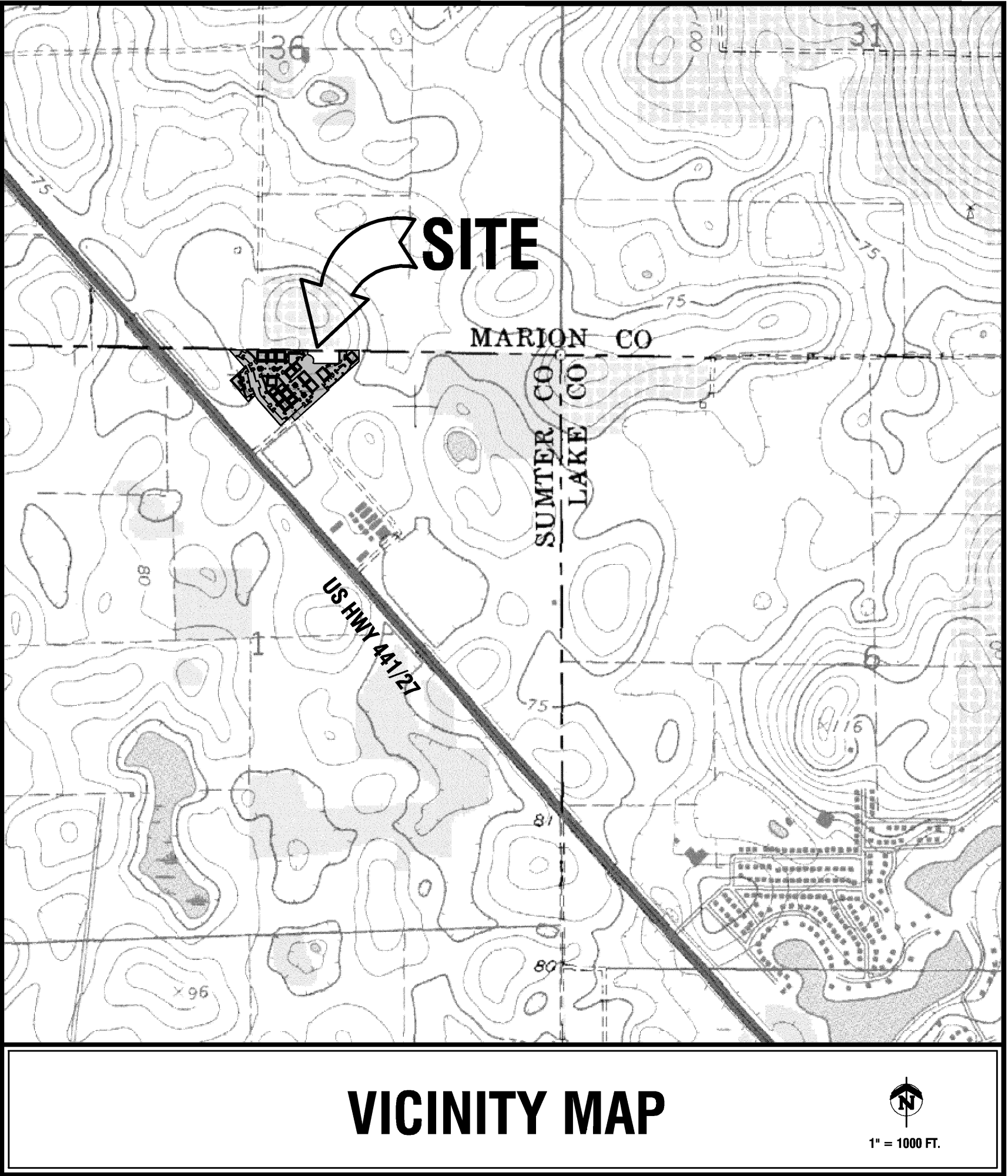
PRELIMINARY / ENGINEERING
PLAN OF
THE OAKS AT 138TH

LEGAL DESCRIPTION

A PORTION OF SECTION 1, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE S89°51'39"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 451.19 FEET; THENCE DEPARTING SAID NORTH LINE S00°08'22"W, 42.65 FEET TO A POINT OF CURVATURE OF A 53.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A CHORD BEARING AND DISTANCE OF S31°55'35"E, 90.00 FEET WHOSE RADIUS POINT BEARS S00°02'19"E; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 116°13'27" AN ARC DISTANCE OF 107.51 FEET; THENCE S89°50'07"E, 230.63 FEET; THENCE N00°09'53"E, 119.02 FEET TO A POINT ON SAID NORTH LINE; THENCE S89°51'39"E, ALONG SAID NORTH LINE A DISTANCE OF 177.39 FEET; THENCE DEPARTING SAID NORTH LINE S00°08'21"W, 101.30 FEET TO A POINT 10.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY BOUNDARY LINE OF LOT 8, COUNTY CROSSINGS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 3 AND 3A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S48°12'36"W, ALONG A LINE PARALLEL WITH AND 10.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY BOUNDARY LINE OF LOT 8 A DISTANCE OF 367.56 FEET; THENCE S41°47'24"E, 10.00 FEET TO SAID NORTHWESTERLY BOUNDARY LINE; THENCE S48°12'36"W, ALONG SAID NORTHWESTERLY BOUNDARY LINE A DISTANCE OF 402.08 FEET; THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY LINE N41°45'54"W, 50.00 FEET TO A POINT 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY BOUNDARY LINE; THENCE S48°12'36"W, ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY BOUNDARY LINE OF LOT 8 A DISTANCE OF 125.87 FEET; THENCE DEPARTING SAID LINE N41°44'13"W, 292.39 FEET TO A POINT OF CURVATURE OF A 270.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°18'41" AN ARC DISTANCE OF 58.02 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHEASTERLY BOUNDARY LINE OF LOT 10, BLOCK 36, OF COMMERCIAL HIGHLANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 47, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S48°08'17"W, ALONG SAID LINE 80.41 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10, BLOCK 36; THENCE N41°45'27"W, ALONG THE NORTHEASTERLY BOUNDARY LINE OF LOTS 6 THROUGH 10, BLOCK 36, OF SAID COMMERCIAL HIGHLANDS A DISTANCE OF 249.98 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 6, BLOCK 36; THENCE N48°10'17"E, ALONG THE EASTERLY EXTENSION OF SAID LOT 6, BLOCK 36 A DISTANCE OF 180.36 FEET; THENCE N41°45'46"W, 204.84 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE S89°50'31"E, ALONG SAID NORTH LINE A DISTANCE OF 244.33 FEET TO THE POINT OF BEGINNING.
CONTAINING 10.27 ACRES, MORE OR LESS.

TOTAL AREA = 10.27 ACRES



SECTION 1
TOWNSHIP 18 SOUTH; RANGE 23 EAST
SUMTER COUNTY, FLORIDA

ELECTRICAL POWER UTILITIES;

PROGRESS ENERGY
4361 SE MARICAMP RD.
OCALA, FL 34471
(352) 286-8079 YANI MIKEDIS

TELEPHONE UTILITIES;

EMBARQ
13465 SE CR 25
OCKLAWAHA, FL 32179
(352) 551-4343 MARK HOEVENAIR

CABLE UTILITIES;

COMCAST
8130 CR 44 LEG A
LEESBURG, FL 34788
(352) 315-8528 BILL GRAHAM

WATER AND WASTE WATER UTILITIES;

VCCDD-LSSA
3201 WEDGEWOOD LN.
THE VILLAGES, FL 32159
(352) 753-6260 JANET TUTT

NATURAL GAS UTILITY;

TECO / PEOPLES GAS
316 S.W. 33RD AVENUE
OCALA, FLORIDA 34474
(352)401-3419 LEE SAMANIEGO

OWNER/DEVELOPER:
CHARACTER OAKS REAL ESTATE, INC
15595 SE 80TH AVE
SUMMERFIELD, FL 34491
(352) 267-8764
RONALD D. BROWN, AGENT

ENGINEER/SURVEYOR:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 NE 83RD ROAD
WILDWOOD, FL 34785
JEFFREY A. HEAD, PROJECT ENGINEER
(352) 748-3126

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ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON "SUMTER 41", ELEVATION 81.26.



**FARNER
BARLEY**
AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road ◯ Wildwood, Florida 34785 ◯ (352) 748-3126

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS